



**PRICE: \$69,900**

202 First Avenue South  
St James, Minnesota 56081  
507-375-3205

[www.firstrealtyofstj.com](http://www.firstrealtyofstj.com)

**Address:** 515 9th Avenue South, St. James, MN 56081  
**Owner:**  
**Brief Legal Desc:** Close's Addition Lot-004, Block-015 W 1/2

<b>Type:</b>	Ranch	<b>Front Entry:</b>	4x5	<b>Heating System:</b>	Boiler
<b>Age of Home:</b>	1964	<b>Back Entry:</b>		<b>Heat Budget:</b>	
<b>Lot Size:</b>	75x75	<b>Den:</b>		<b>Cooling System:</b>	Central
<b>Current Taxes:</b>	\$805.00	<b>Baths:</b>		<b>Water Heater:</b>	50 gal
<b>Spec Assessments:</b>	\$35.00	<b>Full:</b>	1	<b>Water Softner:</b>	Own
<b>1st Floor Sq. Ftg:</b>	1092	<b>3/4 Bath:</b>		<b>Well:</b>	No
<b>2nd Floor Sq. Ftg:</b>		<b>1/2 Bath:</b>	1	<b>Electric Service:</b>	Fuses
<b>Basement Sq. Ftg:</b>		<b>Kitchen:</b>	10x11	<b>Garage:</b>	1 Stall Attached
<b>Family Room:</b>		<b>Cabinets</b>	Pine	<b>Screened-in Porch:</b>	
<b>Living Room:</b>	13x20	<b>Stove/Oven</b>	Yes	<b>Deck:</b>	
<b>Dining Room:</b>	9x10	<b>Hood</b>	No	<b>Roof:</b>	Asphalt
<b>Master Bedroom:</b>		<b>Refrigerator</b>		<b>Exterior:</b>	Vinyl
<b>Bedroom:</b>	10x14	<b>Dishwasher</b>	No	<b>Interior Walls:</b>	Drywall/Panel
<b>Bedroom:</b>	10.6x12.6	<b>Disposal</b>	No	<b>Interior Trim:</b>	
<b>Utility Room:</b>		<b>Eating Area</b>			

**Features:** Bedrooms have hardwood floors. There are built-in wall cabinets.

**Exclusions:**



**Contact:**  
Mark Johnson 507-317-1538  
Vaughn Nordhausen 507-276-8167

The information on this sheet is believed to be accurate, but we are not responsible for any errors regarding this information